Karen Johnson Davidson County
Batch# 821369 DEEDQC
03/14/2022 10:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220314-0029361

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Rob Callaghan
1428 Aversboro Road
Suite A
Garner, NC 27529

File No.: 22VLT-0035TN

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Bryan Francis Donahue and Jessica Marie Parra 1036B Iverson Avenue Nashville, TN 37216	Bryan Francis Donahue and Jessica Marie Parra 1036B Iverson Avenue Nashville, TN 37216	0702062A00200

THIS INDENTURE made this 01 day of March 2022 between,

Bryan Francis Donahue, a married man, who acquired title as an unmarried man, herein joined by his wife, Jessica Marie Parra, First Parties

and

Bryan Francis Donahue and Jessica Marie Parra, husband and wife, as joint tenants with right of survivorship, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

See attached legal as Exhibit "A"

Being the same property conveyed to Bryan Francis Donahue, an unmarried man by Newsom Real Estate Investments, LLC in an instrument dated July 26, 2018 and recorded July 31, 2018 in Instrument 20180731-0074739.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 01 day of March, 2022

Bryan Francis Donahue

Jessica Marie Parra

STATE OF TN

COUNTY OF Davidson

I, Louis Nosakhare Ogiemudia Sr, a Notary Public for the County of Davidson and State of TN, do hereby certify that Bryan Francis Donahue personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 9-6-22

(SEAL)

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 01 day of Marc 2022.

Notary Public

My Commission Expires: 9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING UNIT B, 1036 IVERSON TOWNHOMES, WHICH IS A PLANNED UNIT DEVELOPMENT, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1036 IVERSON TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AT INSTRUMENT NUMBER 20170825-0087532, AS AMENDED IN INSTRUMENT NUMBER 20180723-0071444, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. REFERENCE IS HEREBY MADE TO THE PLAT OF UNITS A & B, 1036 IVERSON TOWNHOMES SET FORTH IN EXHIBIT C OF SAID DECLARATION FOR THE LOCATION OF THE UNITS DESCRIBED HEREIN.

TOGETHER WITH THE LIMITED COMMON ELEMENTS AND PRIVATE ELEMENTS APPURTENANT THERETO AS DESCRIBED IN INSTRUMENT NUMBER 20170825-0087532, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY SHOWN ON THE PLAT OF UNITS A & B, 1036 IVERSON TOWNHOMES SET FORTH IN EXHIBIT C OF SAID DECLARATION, SAID REGISTER'S OFFICE.

Parcel ID: 072 06 2A 002.00CO

Commonly known as 1036 b Iverson Avenue, Nashville, TN 37216
However, by showing this address no additional coverage is provided

This being the same property conveyed to Bryan Francis Donahue, an unmarried man by Warranty Deed of Newsom Real Estate Investments, LLC dated July 26, 2018 and recorded in Instrument 20180731-0074739, in the Register of Deeds for Davidson County, Tennessee.

I, Dillon Del Favero, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 03/01/2022

Dillon Del Favero

Date 03/04/2022

State of North Carolina

County of Wake

Sworn to and subscribed before me this 03/04/2022

DEIRDRE L LEACH
NOTARY PUBLIC
JOHNSTON COUNTY, NC
My Commission Expires 9-25-2024

Notary's Signature
MY COMMISSION EXPIRES: